

**THE ZONING BOARD WILL CONDUCT A  
PUBLIC HEARING AND REGULAR MEETING ON  
MONDAY, DECEMBER 8, 2014, AT 7:00 P.M.,  
4<sup>th</sup> FLOOR, CAFETERIA, GOVERNMENT CENTER  
BLDG, 888 WASHINGTON BLVD., STAMFORD, CT**

**PUBLIC HEARING**

1. **Application 214-21 – KEVIN ROMANO, 965 Hope Street, Special Exception and Final Site and Architectural Plans** requesting approval of special exception and site plans to construct a mixed-use development with ground level retail and 14 residential units in a VC district with site improvements and parking at 965 Hope Street (*continued from November 10, 2014*).
2. **Application 214-25 – LUIS DIEGO LORET DE MOLA, Text change**, to Amend Article III, Section 9, Subsection N by adding paragraphs b and c to establish exemptions from this subsection and to provide further definitions for R-D districts with 20 or more units that are single family detached and improvements have been completed within 3 years of Zoning Board approval of a zone change to R-D (*continued from November 10, 2014*).
3. **Application 214-32 – WALTER PIANTINO, 26 Orchard Street - Special Exception and Coastal Site Plan Review**, requesting Special Exception and Coastal Site Plan Review approval to construct five (5), three (3) bedroom condominiums pursuant to Section 7.3, Special Exception uses for Historic Buildings, with parking and amenities in an R-MF zone within the CAM boundary.
4. **Application 214-33 – HIGH RIDGE REAL ESTATE OWNER, LLC, Text change**, to Amend Article II, Section 3A, Definition 98.1 (Surgery Center/Out Patient) to clarify the term “gross floor area” and that authorization of special exceptions for said use exceeding 15, 000 s.f. rests with the Zoning Board; amend Article III, Section 9, BBB.2 to allow Surgery Center/Out Patient as a permitted use in the C-D District with a limitation of six (6) operating rooms/surgical suites; amend Section 9, BBB.3 to exempt emergency generators not exceeding eight feet in height, setback a minimum of 23 feet from the property line and adequately screened, from the calculation of non-porous surface area coverage, and amend Section 9 BBB.3 to require that emergency generators in the C-D District have a minimum 23 feet setback from the boundary line of a residential district.
5. **Application 214-34 – HIGH RIDGE REAL ESTATE OWNER, LLC, 0 Turn of River Road, Final Site & Architectural Plans**, Applicant requests approval of Final Site plans for change of use from general office use of 14, 147 s.f. to a Surgery Center/Out Patient facility on the third floor of Building 5 and to install an emergency generator with landscaped screening in a C-D district.
6. **Application 214-31 – CITY OF STAMFORD, ENGINEERING BUREAU, 83 Lockwood Avenue - Special Exception**, request to increase the capacity of pre-school children from 240 to 348 at the Pre-school operated by Childcare Learning Centers at 83 Lockwood Avenue in an R-5 zone (*continued from November 17, 2014*).

7. **Application 214-24 – TWO YALE & TOWNE, LLC, 115 Towne St,** Applicant requests Zoning Board approval to amend the approved Final Site Plan to allow signage at 115 Towne Street in an SRD-N district (*continued from November 24, 2014*).

## **REGULAR MEETING**

### **APPROVAL OF MINUTES:**

Minutes for Approval: December 1, 2014

### **PENDING APPLICATIONS:**

1. Application 214-07 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street
2. Application 214-08 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street LOT B-2
3. Application 214-21 – KEVIN ROMANO, 965 Hope Street, Special Exception and Final Site and Architectural Plans
4. Application 214-24 – TWO YALE & TOWNE, LLC, 115 Towne St
5. Application 214-25 – LUIS DIEGO LORET DE MOLA, Text change
6. Application 214-27 – RMS MAIN STREET LLC & RIPPOWAM PARK COMPANY, LLC, Text change
7. Application 214-28 – RMS MAIN STREET LLC & RIPPOWAM PARK COMPANY, LLC, Map Change
8. Application 214-29 – RMS MAIN STREET, LLC & RIPPOWAM PARK COMPANY, LLC, 896, 902, 908 & 914 Washington Blvd; 135 & 159 Main St; 8 Relay Place, Special Exception, General Development Plan and Final Site & Architectural Plans, Coastal Site Plan Review
9. Application 214-31 – CITY OF STAMFORD, ENGINEERING BUREAU, 83 Lockwood Avenue - Special Exception
10. Application 214-32 – WALTER PIANTINO, 26 Orchard Street - Special Exception and Coastal Site Plan Review
11. Application 214-33 – HIGH RIDGE REAL ESTATE OWNER, LLC, Text change
12. Application 214-34 – HIGH RIDGE REAL ESTATE OWNER, LLC, 0 Turn of River Road, Final Site & Architectural Plans

## **OLD BUSINESS**

## **NEW BUSINESS**

## **ADJOURNMENT**